

Emsworth Close, Bury St. Edmunds, Suffolk, IP32 7LT

MARK EWIN

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A two-bedroom end of terrace on the popular Bartons Development in Bury St Edmunds.

The property offers ground floor accommodation to include, an entrance hall, sitting room with doors leading to the garden and a kitchen.

On the first floor there are two bedrooms, the principal benefits from an ensuite shower room and the modern bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway leading to the single garage. The rear garden is mainly laid with shingle with a paved patio, side access to the garage and is enclosed by fencing.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source

Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom) Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating.

(Please note that none of these services have been tested by the selling agent.)











Directions

Leaving Bury St Edmunds town centre along Eastgate Street at the roundabout turn right on Barton Road. Take the first right into Kingsworth Road and then take the second left hand turn into Emsworth Close where the property can be found.

Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

Accommodation:

Entrance Hall 3' 3" x 9' 8" (1.00m x 2.94m)

Kitchen 8' 4" x 9' 1" (2.54m x 2.76m)

Sitting Room 11' 10" x 21' 7" (3.60m x 6.58m)

Bedroom 8' 8" x 11' 9" (2.63m x 3.57m)

Dressing Area 6' 7" x 5' 10" (2.00m x 1.78m)

Ensuite 2' 11" x 11' 6" (0.90m x 3.51m)

Bedroom 6' 0" x 12' 6" (1.83m x 3.80m)

Bathroom 5' 9" x 9' 1" (1.76m x 2.76m)

Rear Garden

Driveway

Garage



Council Tax Band: B EPC Rating: TBC Tenure: Freehold

> Offers Over 260,000 Freehold



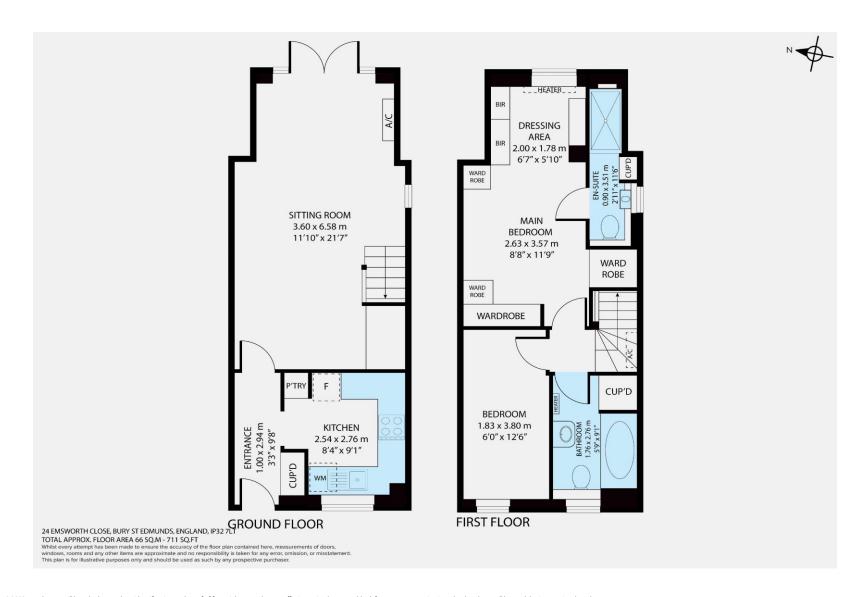












MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A byer is advised to obtain verification from their Solicitor or Surveyor References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to obtain verification from their Solicitor. You are advised to obtain verification from their Solicitor. You are advised to heck the availability of this property before travelling any distance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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